012.0	0003	0003.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,431,700	/	1,431,700
USE VALUE:	1,431,700	/	1,431,700
ASSESSED:	1,431,700	/	1,431,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		LAKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JANSEN GERARDUS
Owner 2:	CAPILLERI LOREDANA
Owner 3:	
Street 1:	131 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DANNENBURG DANIEL V & -
Owner 2:	MORET-DANNENBERG VERONIQUE -
Street 1:	131 LAKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,096 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 2015, having primarily Clapboard Exterior and 4414 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9096.000	877,400		554,300	1,431,700
Total Card	0.209	877,400		554,300	1,431,700
Total Parcel	0.209	877,400		554,300	1,431,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 324.37 | /Parcel: 324.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

416300

GIS Ref

GIS Ref

Insp Date

03/26/15

!16193!

PREVIOUS ASSESSMENT

Parcel ID 012.0-0003-0003.B

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	876,300	0	9,096.	554,300	1,430,600	1,430,600	Year End Roll	12/18/2019
2019	101	FV	714,100	0	9,096.	588,900	1,303,000	1,303,000	Year End Roll	1/3/2019
2018	101	FV	714,100	0	9,096.	429,600	1,143,700	1,143,700	Year End Roll	12/20/2017
2017	101	FV	714,100	0	9,096.	374,200	1,088,300	1,088,300	Year End Roll	1/3/2017
2016	101	FV	714,100	0	9,096.	318,700	1,032,800	1,032,800	Year End	1/4/2016

PRINT

Date	Time
12/11/20	05:49:45

LAST REV

Date	Time
10/10/19	09:38:38

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 16193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DANNENBURG DANI	71211-383	1	6/26/2018		1,450,000	No	No		
SEAVER PROPERTI	65167-261		4/3/2015		1,325,000	No	No		
SEAVER PROPERTI	63322-12		7/15/2014	Change>Sale	600,000	No	No		
BAKER JOHN M/TR	63322-12		2/28/2014	Mult Lots	791,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/6/2015	9	Alterati	19,400					Finish attic.
11/6/2014	1503	Heat App	18,000					Install 2 new gas
7/16/2014	848	New Buil	300,000					
4/30/2014	413	Foundati	35,000					

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	Sales Review	PT	Paul T
3/26/2015	Meas/Inspect	PC	PHIL C
3/4/2015	Info Fm Prmt	PC	PHIL C
6/13/2014	Info Fm Prmt	PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	9500
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9096		Sq. Ft.	Site		0	80.	0.76	1									554,303						554,300	

Total AC/HA: 0.20882 | Total SF/SM: 9096 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 554,303 | Spl Credit | Total: 554,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GOLD		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2015	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	1
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	0.4	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	0.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.87623215
Const Adj.:	1.04989493
Adj $ / SQ:	114.994
Other Features:	129015
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	880895
Depreciation:	3524
Depreciated Total:	877372

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	3	HB	1

REMODELING

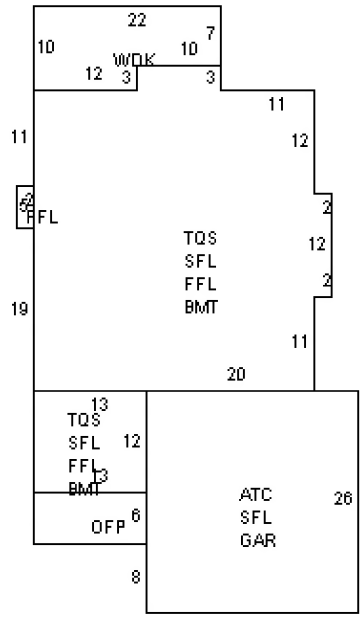
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	M

Totals		
1	9	4

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	2,015	114.990	231,713
FFL	First Floor	1,375	114.990	158,117
BMT	Basement	1,365	34.500	47,090
TQS	3/4 Story	1,024	114.990	117,725
GAR	Garage	650	19.790	12,861
ATC	Attic	228	114.990	26,161
WDK	Deck	190	11.830	2,247
OFP	Open Porch	78	39.530	3,084
	Net Sketched Area:	6,924	Total:	598,998
Size Ad	4641.25	Gross Are	7688	FinArea 4414

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	139.14
Special Features:	0	Val/Su Net:	126.72
Final Total:	877400	Val/Su SzAd	189.04

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 012.0-0003-0003.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	